

Pending Approval at the June 15, 2010 Meeting

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION

609 West Navajo St., West Lafayette, Indiana

Lower Level Conference Room

May 18, 2010

The meeting was called to order at 8:34 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Acting Secretary, Commissioner Damico called the role.

Present: Steve Curtis, Diane Damico, Gary Lehman, Larry Oates, Janet Elmore,

Absent: Linda Sorensen, Dottie Rausch

Old Business:

Minutes

Commissioner Lehman moved to approve the minutes of the April 20, 2010 Redevelopment Commission meeting. Commissioner Curtis seconded. President Oates requested the following corrections be made to the minutes. (1) In the first paragraph, replace the word *schools* with *underlying entities*, and *school district* with *underlying entities to benefit all taxpayers*. (2) In the second paragraph, an end quote (") was omitted after the word *submitted*. (3) On page 2, referring to the Wabash Landing Parking Garage Proposed Change Orders, the last sentence was amended to read, "*During the meeting*, it was later determined that this is not a change order, but a separate purchase order."

Commissioner Lehman motioned to amend the minutes as previously delineated. Commissioner Curtis seconded. The motion to amend the minutes passed 4-0. The April 20, 2010 minutes were approved as amended 4-0.

Cumberland Avenue Update

City Engineer Dave Buck provided an update on the Cumberland Avenue Reconstruction Project. Weekly progress meetings are being held. Grading and demolition work on the pond area continued through April. May rains have slowed the controlling operation which is the beginning preparation of the road sub-grade. Work is continuing with the various utility company relocations. Delays caused by a lack of communication from Verizon are being documented. An unplanned water main relocation required emergency repair. Storm water outlet systems are being reviewed. Work on the pedestrian

island on US 52 will be done in conjunction with work requiring lane closure on US 52. An updated schedule from Fairfield Contractors will determine the delay due to weather and utility relocation.

Other

There was no further Old Business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial schedules which reflected financial transactions, approved payments and interest income to date. A \$.30 underpayment by the trustee to H. Stewart Kline was noted. The trustee will be making the cash correction on today's payment. Jim Treat has been reviewing the parcel information and assessments for the TIF Districts and revising forecasts on revenues for this year and next year. At the next meeting, Jim Treat will provide an update and review changes that have occurred to assist the Commission in decisions regarding assessed valuation pass through.

Payment of Claims

Levee/Village TIF Surplus Claims	\$114,483.14
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Commissioner Curtis motioned to pay the Levee/Village TIF Surplus Claims. Commissioner Lehman seconded.

The roll call vote:

Aye: Curtis, Lehman, Damico, Oates

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$114,483.14 passed 4-0.

KCB TIF Surplus Claim	\$17,159.50
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Commissioner Curtis motioned to pay the KCB TIF Surplus Claim. Commissioner Lehman seconded. Commissioner Curtis motioned to amend the claim to **\$17,039.51** at the request of City Engineer Dave Buck. Commissioner Lehman seconded. The motion to amend the claim passed 4-0.

The roll call vote:

Aye: Curtis, Lehman, Damico, Oates

Nay:

The motion to approve the KCB TIF Surplus claim in the amount of \$17,039.51 passed 4-0.

KCB TIF Surplus Claims approved by the BOW on behalf of the Redevelopment Commission of **\$108,284.91** were provided for reference. Department heads and project managers explained individual claims and answered questions from the Commission.

Change Order No. 1 - Cumberland Avenue Reconstruction Phase I

Change Order No. 1 adds five additional items to the original contract with Schneider Corporation for the Cumberland Avenue Reconstruction Phase I Project in the total amount of \$74,257.92. Dave Buck reviewed each item and answered questions from the Commission. Brandon Fulk from Schneider Corporation also was present to answer questions. Commissioner Lehman motioned to approve Change Order No. 1 to the Cumberland Avenue Project in the total amount of \$74,257.92. Commissioner Damico seconded.

The roll call vote:

Aye: Curtis, Lehman, Damico, Oates

Nay:

The motion passed 4-0.

Other

Water Main and Fire Hydrant Cost Reimbursement - Park Place Apartments

Director of Development Chandler Poole spoke about Park Place Apartments which is a new development currently under construction at the end of Chauncey Street in the Levee/Village TIF area. Developer John Caron stated that Indiana American Water is requiring the development to tap into an additional new 6" water main and fire hydrant which was an unexpected expense. Commissioner Lehman motioned to approve reimbursement to the developer, Wood Street LLC, in an amount up to \$20,000 out of the Development Incentives funds, Levee/Village Surplus TIF Account 413-394, for the installation of a 6" water main and fire hydrant along Chauncey Street to serve the Park Place Apartments. Payments to the developer will be done on a reimbursable basis with the Redevelopment commission paying half of the costs up to \$20,000. Any future additional development that utilizes the water main would be required to pay the cost of tapping into the water main to the Redevelopment Commission to reimburse funds expended by the Redevelopment Commission. Commissioner Damico seconded.

The roll call vote:

Aye: Curtis, Lehman, Damico, Oates

Nay:

The motion passed 4-0.

Riverside Ice Rink Permanent Repair – Resolution RC 2010-4

Parks Superintendent Joe Payne requested funding for permanent repairs to the Riverside Ice Rink. The existing IceMat System will be traded in and applied to the cost of repairs by Everything Ice. The repair of the concrete rink floor proposed by Everything Ice involves saw cutting both rink ends out, replacing the ABS plastic U-bends with steel U-bends, and installing permanent concrete over the new U-bends; work includes fluid storage, disposal, engineering, and system testing. This repair has been done and documented in the past by Mr. Burley, President of Everything Ice, and has proven effective over a period of years; there would be a full one-year warranty for the work performed.

Commissioner Damico motioned to transfer \$50,500 from the Levee/Village Surplus TIF Contract Services (Development Incentives) 413-394 to Levee/Village Surplus TIF Park Improvement Account 413-431 to fund the permanent replacement of the concrete cooling system at the Riverside Ice Rink for an all inclusive contract not to exceed \$70,000 less trade-in for the existing IceMat System. Commissioner Curtis seconded. At the request of Redevelopment Commission and Judy Rhodes, Resolution RC 2010-4 will document the transfer.

The roll call vote:

Aye: Curtis, Lehman, Damico, Oates

Nay:

The motion to approve Resolution RC 2010-4 for the transfer of funds passed 4-0.

Budget 2011

President Oates noted the 2011 Redevelopment Commission Budget process is underway. Department heads should review the past three and five year plans. Any ideas and information should be submitted to Director of Development Chandler Poole as soon as possible.

There was no further new business.

Public Comment

The next meeting was confirmed:

June 15, 2010 at 8:30 a.m.

Meetings for the next six months were scheduled as follows:

July 13, 2010 at 8:30 a.m.
August 17, 2010 at 8:30 a.m.
September 21, 2010 at 8:30 a.m.
October 26, 2010 at 8:30 a.m.
November 16, 2010 at 8:30 a.m.
December 21, 2010 at 8:30 a.m.
January 4, 2011 at 4:00 p.m.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Damico seconded. The meeting adjourned at 9:52 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President